



THE STORY OF  
**St Margarets**  
*Eaton, Norfolk*

**SOWERBYS**



THE STORY OF

# St Margarets

25 Eaton Street, Eaton, Norwich, Norfolk  
NR4 7LD

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- Handsome Georgian Home
  - Abundance of Period Features
  - Elegant Sitting Room
  - Well Appointed Dining Room
  - Kitchen, Pantry, Cloakroom and Cellar
  - Conservatory with Garden Views
  - Three First Floor Bedrooms
  - Family Bath and Shower Room
  - Attic Bedroom and Two Storerooms
  - Paved Drive with Parking
  - Landscaped Established Garden
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St Margarets is an imposing and particularly elegant Grade II listed Georgian residence, offering beautifully proportioned accommodation arranged over three floors. The property is entered via a gracious reception hall, where a classic rising staircase and attractive pamment tiled flooring immediately set a refined tone.

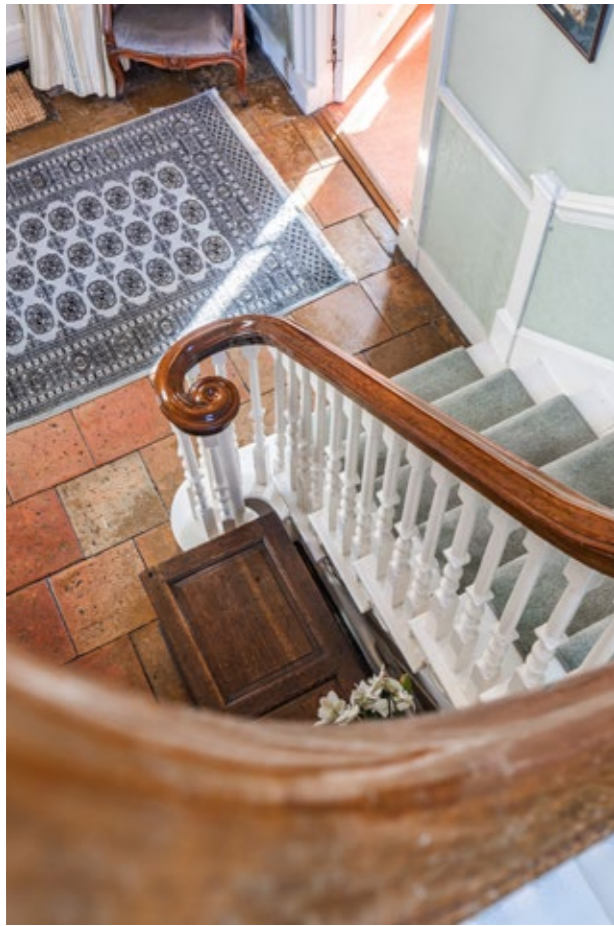
To the left, the principal sitting room is a superb, light-filled space, enjoying a dual aspect and centred around an impressive fireplace of notable design. To the right, the dining room provides an ideal setting for entertaining and family gatherings alike, again benefitting from a dual aspect and charming pamment tiled floor.

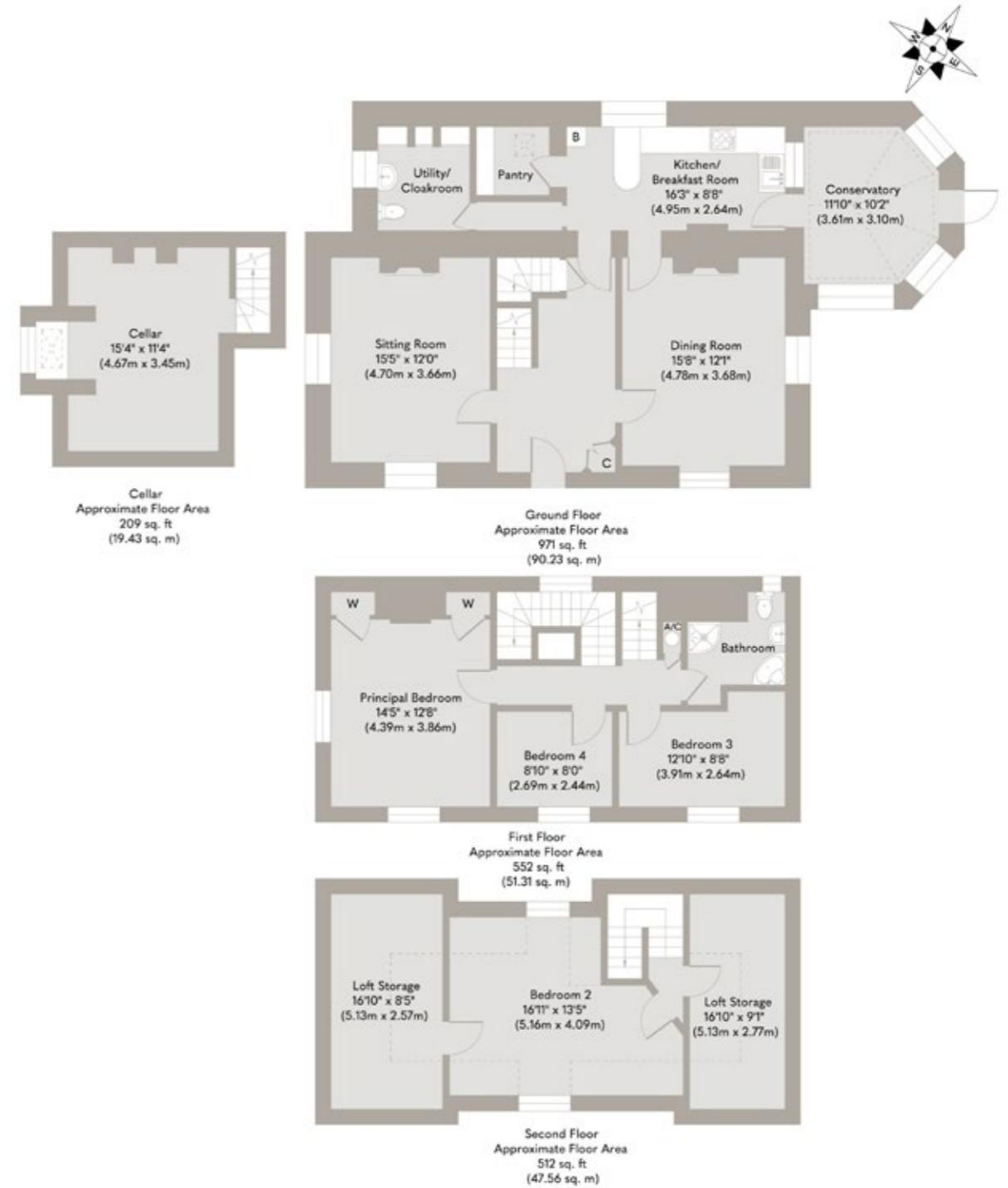
To the rear, the kitchen is well fitted and complemented by a generously appointed pantry and a separate utility room with cloakroom. A conservatory, accessed from the kitchen, offers delightful views over the garden and provides a natural connection to the outside space. Completing the ground floor is access to a highly usable cellar, previously utilised as a study.

The elegant staircase rises to the first floor, where three well-proportioned bedrooms are arranged. The principal bedroom enjoys a dual aspect, affording excellent natural light, and is served by a fitted family bathroom with both bath and shower.

The second floor provides a further attic bedroom, together with two particularly useful adjoining storerooms.

Externally, a paved driveway to the front provides off-road parking, screened by a mature beech hedge which affords a good degree of privacy. The garden lies predominantly to the side and features a charming terrace, areas of lawn, established specimen trees and seasonal planting. A pergola, positioned in the corner, enjoys a favourable southerly aspect.





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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# Norwich

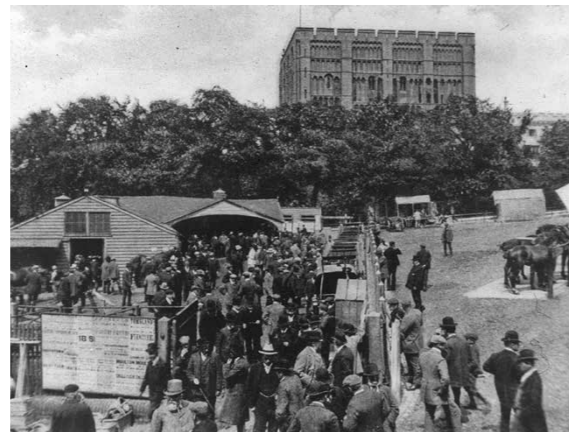
THE ANCIENT CAPITAL OF  
OUR BELOVED COUNTY

Norwich, an ancient city steeped in a millennium of history, has long been a haven for writers, radicals, and independent thinkers, fostering a rich culture and creative spirit. Its meticulously preserved medieval streets host a thriving community of small businesses, a dynamic culinary scene, and a vibrant arts culture. As a gateway to a county renowned for its pristine landscapes, expansive skies, and untouched vistas, Norwich continues to inspire.

Named one of the best places to live in 2021, Norwich sits approximately 20 miles from the coast where the River Yare and the River Wensum converge, the latter meandering through its heart. Once the second largest city in England during the 11th century, Norwich proudly retains its title as the UK's most complete medieval city. Historic paths like Elm Hill beckon with Tudor architecture and quaint cafés leading to the majestic Norwich Cathedral, a testament to its thousand-year legacy.

West of the city, the University of East Anglia stands as a striking example of brutalist architecture, housing the Sainsbury Centre for modern and ethnographic art. Norwich's property landscape offers diversity, from Victorian city-centre dwellings and converted mills to town houses and contemporary luxury homes. The "Golden Triangle" is cherished among families, while nearby rural villages like Stoke Holy Cross, Surlingham, and Bawburgh offer larger estates and idyllic countryside living.

With direct trains to London's Liverpool Street in just 90 minutes and an airport connecting to UK cities and Amsterdam, Norwich blends historical charm with modern connectivity—a city that captivates and welcomes all who embrace its allure.



## Note from the Vendor



“The home has always felt light, bright and welcoming.”



### SERVICES CONNECTED

Mains water, electricity and drainage. Gas central heating.

### COUNCIL TAX

Band E.

### ENERGY EFFICIENCY RATING

E. Ref:- 0390-2447-7560-2105-4141.

To retrieve the Energy Performance Certificate for this property please visit <https://find-energy-certificate.digital.communities.gov.uk/find-a-certificate/search-by-reference-number> and enter in the reference number above. Alternatively, the full certificate can be obtained through Sowerbys.

### TENURE

Freehold.

### LOCATION

What3words: ///beans.major.range

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# SOWERBYS

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